

**To:** Members of Architectural Review Board  
**From:** Steve Langworthy, Director of Planning  
**Date:** December 10, 2014  
**Initiated By:** Jennifer M. Rauch, Senior Planner and Joanne Shelly, Urban Designer and Landscape Architect  
**Re:** Bridge Park West – Work Session

## Background

The Architectural Review Board has conducted three informal reviews regarding the proposed site design and the architecture, and approved the Basic Development Plan, Basic Site Plan, and Development for the proposed Bridge Park West Development. The proposed site plan shows four buildings on the site with three, 2½ story commercial buildings aligning North High Street, and one seven-story residential building wrapping a five-story parking garage. The mixed use development incorporates commercial and office uses, and 42 condominium units with associated structured parking and site improvements on approximately 2.4 acres.

## Summary

The proposed site design and architecture have discussed at length during the informal reviews. The Board has paid particular attention to the character for the North High Street elevations and how the proposed design fits within context of the Historic District. The applicant has provided various renditions of the architecture ranging from contemporary to historic character and a combination of both styles. The Architectural Review Board, the Administrative Review Team, City Administration and Staff have each discussed the various architectural themes and the appropriateness of each version as it relates to the Historic District.

The site is zoned Historic Transition District, as it is located on the northern end of Historic Dublin providing a transition between residential uses to the north and the Historic Core of the Historic District. The goal of the Historic Transition Neighborhood is to provide an opportunity to accommodate a variety of building types and uses that complement the Historic Core. Additionally, the Community Plan stresses the transition areas should promote a stronger sense of community, expand choices for adjacent neighborhoods, and accommodate a shift in character between existing and newer development areas.

Throughout the architectural reviews, the Board has expressed a concern regarding how a somewhat more contemporary design would fit within the context of the Historic District. This issue was also presented by Jonathan Barnes during his discussion of architectural principles and character. Ultimately, the Board asked the applicant to consider a more significant integration of the historic design cues into the proposed architecture.

Staff and the Board have discussed the planning efforts within the entire northwestern portion of the Historic District that includes a potential future redevelopment of the Dublin Branch Library and a new pedestrian bridge, both of which are likely to take on a more contemporary feel, and therefore, could permit a more contemporary design.

#### Review

The applicant is requesting a work session to informally review this proposal and continue discussing the Board's comments and revised architectural concepts. The revised elevations are purposely more conceptual to provide only a basic starting point for discussion and feedback. Previous versions of the elevations have also been provided for reference.